

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	132 Bayberry Lane	Date:	August 12 <sup>th</sup> , 2015
Perm. Parcel No:	812-35-816C	Use District:	R-4
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Bank of New York Mellon	Maximum Occupancy:	6 persons
Agent:	% Century 21 Premier Properties	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

**NOTE:** The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

**EXTERIOR ITEMS:**

- 1) Repair/replace sliding glass door screen.
- 2) Repair/replace the front storm door hardware.

**GENERAL GARAGE ITEMS:**

- 1) All electrical outlets in walls must be GFCI protected (except freezers).

**GENERAL ELECTRICAL ITEMS: ELECTRIC PERMIT REQUIRED**

- 1) City of Bedford registered electrical contractor to obtain permit review the open splice electrical system and the non-accessible receptacle related to the second floor bathroom whirlpool tub along with providing revisions to the electrical system to make code compliant in the entire dwelling unit. This contractor shall obtain all inspections and final approvals.
- 2) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 3) All taps and splices must be enclosed in work box with correct cover.
- 4) A bonding jumper wire (#4 solid copper) must be installed from hot to cold at the hot water tank.
- 5) All lights, outlets and switches must operate properly. Electrical devices may not be painted.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT****Inspector:**

Richard Hickman

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**GENERAL PLUMBING ITEMS: PLUMBING PERMIT REQUIRED**

- 1) City of Bedford registered plumbing contractor to obtain permit to install the whirlpool tub and associated drain and water lines for the second floor whirlpool bathtub. This contractor shall obtain all inspections and final approvals.
- 2) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

**GENERAL HVAC ITEMS:**

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
- 2) Seal outdoor condensing lines at the siding.

**KITCHEN ITEMS:**

- 1) Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
- 2) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct. Drainage plumbing under sink is missing due to garbage disposal removal, and kitchen faucet is incomplete.
- 3) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 4) Clean, repair and disinfect the kitchen cabinets.
- 5) Add GFCI protection to all kitchen countertop outlets.

**BATH ITEMS: First floor**

- 1) All plumbing fixtures must be in good working order and free of leaks and defects. Shower head missing.
- 2) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.

**BATH ITEMS: Second floor**

- 1) Bathrooms must be equipped with at least one GFCI outlet.
- 2) Clean, repair and disinfect the vanity cabinet.
- 3) Install a new watertight enclosure around the tub & shower unit after making necessary repairs by installing moisture resistant drywall in tub area (all drywall is currently missing) to walls.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. Ceilings on first floor show leakage.
- 5) Install a complete faucet set for the whirlpool tub and shower.
- 6) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

**INTERIOR ITEMS:**

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Remove/replace the worn or soiled carpeting and disinfect the floor surfaces.
- 3) Install a new smoke detector on the first and second floor level(s). Replace in kind the non-working devices if they are 120 volt.
- 4) Bedrooms must be equipped with a minimum of one switched light fixture and two receptacles. Add a switched light in the first floor bedroom.

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**INTERIOR ITEMS (Cont):**

- 5) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 6) Install smoke detectors in each bedroom.

**\*GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR  
INTERVAL ON THIS PROPERTY\***

**NOTE:** PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.*

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*